



±3,320 SF Office Condominium | For Lease

Palm Court Business Center

6871 S. Eastern Avenue, Building 8, Suite 101, Las Vegas, NV 89119

Kara Walker, CCIM

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License # NV-S.0075502

Colliers Las Vegas

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas



Accelerating success.

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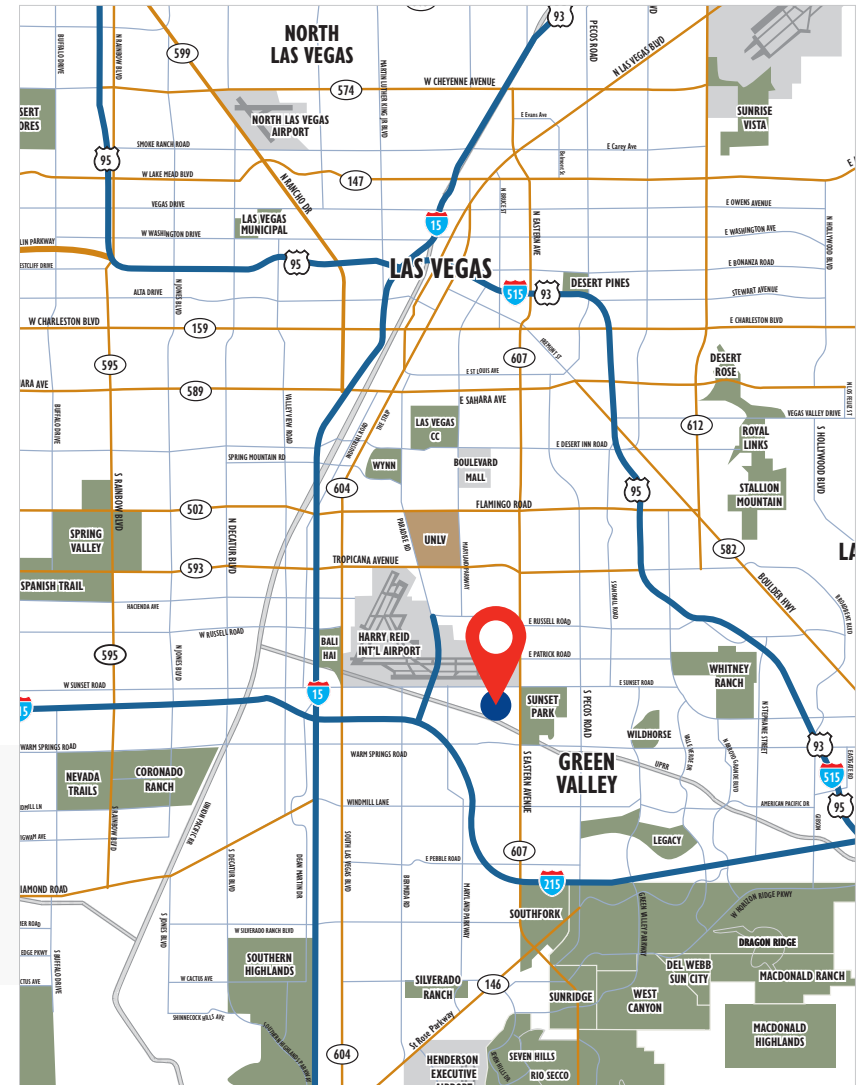
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Property Highlights

- Very functional layout, excellent for a vast number of users
- Five (5) perimeter private offices and conference room
- Beautiful, contemporary stained concrete floors throughout
- Large, open bullpen
- Reception area
- Two (2) private restrooms & break area with sink
- Lots of windows & natural light
- Ample parking, with 3 covered spaces included at no cost
- Available July 1, 2023

Lease Rate: \$1.19 PSF, NNN*
(\$0.36 PSF, NNN)

*For 1st 6 months with minimum 3-year lease \$0.36 PSF, NNN
\$1.25 PSF Months 7-12 with 4% annual increases



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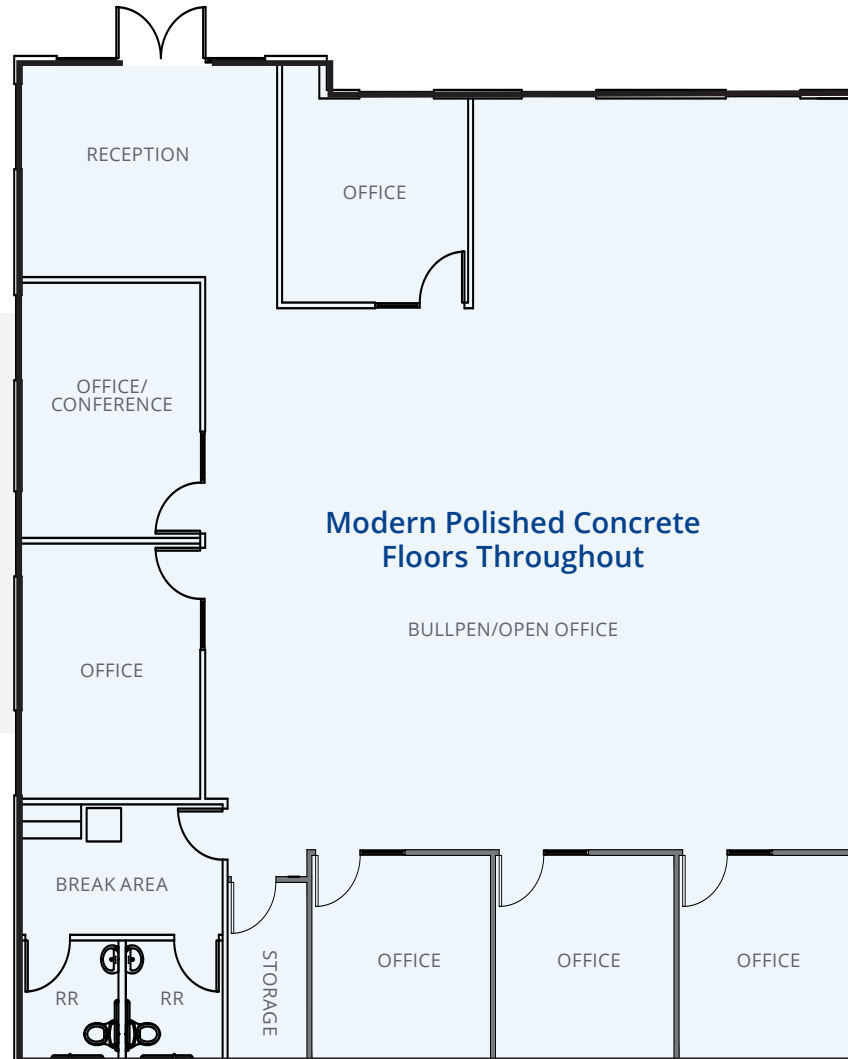


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Floor Plan

Suite 101
±3,320 SF



For illustration purposes only. Not to scale.

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Property Photos



\$4.5B Annual revenue

65 Countries we operate in

2B Square feet managed

51,000 Lease/Sale transactions

\$98B Assets under management

18,000 Professionals

Exclusive Listing Agents:

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